

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building

REF NO: AB/136/18/L

LOCATION: 2 Kings Arms Hill
Arundel
BN18 9BT

PROPOSAL: Listed building consent for replacement timber and glass conservatory structure within outbuildings in yard / garden.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to replace the existing conservatory with a similar structure.

RELEVANT SITE HISTORY

AB/135/18/HH Application for replacement timber and glass conservatory structure within outbuildings in yard / garden. The application affects the character and appearance of the Arundel Conservation Area.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

Parish Council - No objection, subject that a condition is applied that the development remains ancillary to the host dwelling.

No comments received from occupiers of nearby dwellings.

OFFICERS COMMENTS ON REPRESENTATIONS:

Comments noted, the referenced condition will be applied to the Householder element of this development.

CONSULTATIONS

Directorate of Airspace Policy
Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No objection.

The application relates to an existing sun room which it is proposed to replace on a very similar basis. The sun room is located within the rear garden area of the property, and is attached to a single storey building. This building is located within the curtilage of a listed building, and is therefore curtilage listed. It is also located within the Arundel Conservation area.

The single storey building is simple in character and constructed using traditional materials. It plays a subservient role to the main dwelling, and the proposal should ensure that this relationship continues. Essentially, as the proposal will replace an almost identical structure, there can be no concerns. However, the success of such a scheme will then depend upon the quality of the materials used and the design of the wooden structure/windows.

Overall, the design is acceptable, although it would be preferred if the French doors replicated the existing design, such as the inclusion of glazing bars. Further, it is not clear if the units will be single or double glazed? If minded to approve, you may wish to condition details of the joinery.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Grade II Listed Building

Conservation Area

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policy is deemed to be HER DM1 of the Arun Local Plan. Additionally, the National Planning Policy Framework. Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, proposals should protect the setting of these buildings.

SUMMARY

Following the comments received by the Conservation Officer, it is considered that the proposed development is in accordance with the relevant Development Plan Policies and should therefore be approved, subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location & Block Plan - ME/1118/PA/LEC/01 - November 2018
- Proposed Plans & Elevations - MB/1118/PA-LEC-04 - Novem2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and drawings to be used for joinery of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.